



Village Estates

Independent Estate Agents & Mortgage Advisors



Balloch

25 Earls Hill

G68 9ET

4 Bedroom Detached Villa

Hallway • Lounge/Dining • 2nd Public Room • Kitchen • W.C
4 Double Bedrooms • Dressing Room • En-Suite • Bathroom
Extensive Gardens • Driveway • Double Detached Garage

Village Estates are delighted to welcome to the market this stunning 4-bedroom detached villa boasting a beautiful corner plot offering extensive grounds situated in the much sought-after Balloch area of Cumbernauld.

The property comprises of a welcoming hallway which gives access to a fabulous size lounge with ample space for dining with French doors giving access to the rear. The hallway also leads to a modern-fitted kitchen which includes a generous range of base and wall mounted units with integrated oven, hob and hood with access to the side. The lower level continues with a 2nd public room which is currently being used as a dining room, this can also be utilized as a 2nd sitting room or playroom. The lower level is complete with a spacious W.C.

The upper level accommodates 4 generous size double bedrooms all boasting built in wardrobes offering excellent storage. The 2nd bedroom leads to a dressing room where the master leads to a newly fitted en-suite shower room. The accommodation is complete with a family bathroom comprising of a 3-piece white suite with shower over bath and side screen.

The property also boasts gas central heating which includes a new boiler and all windows and external doors have been replaced within the last 18 months.

Externally the property sits on a stunning corner plot with an extensive garden to the front, side and rear. There is a large monobloc driveway to the front leading to a double detached garage.

Viewing is essential to fully appreciate the accommodation on offer on this stunning 4-bedroom detached villa which is in truly walk-in condition.

• Hallway		• Bedroom No. 1	3'84" x 3'67"
• Lounge	8'38" x 3'65"	• Master En-Suite	
• 2 nd Public Room	5'80" x 4'37"	• Bedroom No. 2	4'28" x 3'75"
• Kitchen	3'84" x 3'75"	• Dressing Room	
• W.C		• Bedroom No. 3	4'12" x 3'75"
		• Bedroom No. 4	3'98" x 3'11"
		• Bathroom	

These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order. Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.



















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